



38 Innes Neuk
WALLYFORD | EH21 8EW

warners
solicitors & estate agents



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Warners are delighted to present this impressive terraced townhouse, set within a highly sought-after modern development and enjoying an exceptionally convenient location close to a wide range of local amenities and excellent transport links. Arranged over three thoughtfully designed floors and presented in excellent decorative order throughout, this appealing home offers generous and flexible accommodation ideally suited to professional couples or families.

The property is entered via a welcoming hallway leading to a comfortable and well-proportioned living room, providing an inviting space for everyday relaxation. To the rear, a stylish kitchen and dining area forms the social hub of the home, finished with contemporary units and ample space for dining and entertaining. French doors open directly onto the landscaped rear garden, creating a seamless connection between indoor and outdoor living. A convenient ground-floor WC completes the lower level.

The first floor hosts two well-sized bedrooms along with a modern family bathroom fitted with a sleek three-piece suite, shower over bath. Occupying the entire top floor is the generous principal bedroom, offering a peaceful retreat complete with a large en-suite shower room and integrated wardrobe.

Externally, the property enjoys a fully enclosed, southwest-facing rear garden, thoughtfully landscaped for ease of maintenance and laid to astro turf with a good-sized patio area, making it ideal for outdoor entertaining and al fresco dining. Further benefits include gas central heating and double glazing for year-round comfort, along with two allocated parking spaces to the rear and additional on-street parking nearby. Early viewing is highly recommended to appreciate the space, presentation and desirable setting on offer.

- Welcoming entrance hallway
- Bright and well-proportioned living room with good sized storage cupboard
- Contemporary kitchen/dining room with French doors to the rear garden
- Ground floor WC
- Two good sized bedrooms on the first floor
- Modern family bathroom with three-piece suite, shower over bath
- Principal bedroom with en-suite shower room and integrated wardrobe
- Gas central heating and double glazing throughout
- Two allocated parking spaces to rear
- Private front and rear landscaped gardens

PRICE & VIEWING: Please refer to our website, www.warnerslplp.com or call us on 0131 667 0232.



Integrated kitchen appliances and blinds will be included in the sale, washing machine and sofa may be available with separate negotiation.

EPC: B. Council Tax Band: D

Factoring: RMG Living Approx.: £16.50 P/Q & Hacking & Paterson Approx. £23 P/Q

The popular village of Wallyford is located in the heart of East Lothian, just a short drive from Musselburgh, which lies to the East of Edinburgh. It is close to pleasant open countryside with excellent beaches nearby at Aberlady and Gullane. Small local shops cater for day to day requirements whilst a wider range of shops and services can be found at nearby Musselburgh. Further facilities are available at Asda at The Jewel and The Fort Kinnaird retail park. An efficient public transport system, including a Railway Station within the village, ensures easy access to Edinburgh and the surrounding areas and the Edinburgh city bypass is within easy reach.



